

**MINUTES OF COMMUNITY BOARD 11
GENERAL BOARD MEETING**

*September 5, 2023
Paul DiBenedetto – Chair*

PRESENT AT MEETING

CB 11 Staff:

Joseph Marziliano – District Manager

Christina Coutinho – Community Associate

Elected Officials and/or Representatives Present:

Vicky Paladino

Council Member

Sandra Ung

Council Member

Jamilla Veldin

Representing Assembly Member Rozic

Lois Marbach

Representing Council Member Lee

Ludy Thenor

Representing Queens Borough President Richards

Jon Gallo

Representing State Senator Liu

Jess Muller

Representing Assembly Member Braunstein

Kate Boehme

Representing Queens DA Katz

111th Precinct

PO Cillis – Community Affairs Unit

PO Desena – Specialized Unit

The meeting was called to order at 7:30 PM by Chair, Paul DiBenedetto

Mr. DiBenedetto led the audience in reciting the Pledge of Allegiance.

PUBLIC PARTICIPATION

Carol Marian spoke regarding the Bayside Marina parking lot. There is a new proposed contract that would eliminate 28 parking spaces. She asked the Board for their support not to have the parking spaces removed.

Jamilla Veldin introduced herself as a representative for Assembly Member Rozic.

Kate Boehme, representing District Attorney Katz, spoke regarding issues the District Attorney is working on.

Council Member Ung gave an update on events in her district.

Council Member Paladino gave an update on events in her district.

Ludy Thenor, representing Borough President Richards, spoke regarding different programs offered to the public through the Borough President's office. She also gave an update on funds that the Borough President has allocated to schools within CB11.

Lois Marbach, representing Council Member Lee, spoke regarding upcoming events.

Jon Gallo, representing State Senator Liu, spoke regarding upcoming events.

Jess Muller, representing Assembly Member Braunstein spoke regarding past events.

Susan Seinfeld, Friends of Alley Pond Park, spoke regarding upcoming events. Flyers with information were left for the audience.

PO Cillis and PO Desena spoke regarding the monthly and yearly crime stats. He spoke regarding crime prevention.

ROLL CALL

Members Present

Adriana Aviles, Michael Budabin, Susan Cerezo, Sharon Chin, Paul DiBenedetto, Henry Euler, C. Omarr Evans, Michelle Fields, Elias Fillas, Jack Fried, Joan Garippa, Roy Giusetti, Tim Hao, Laura James, Jena Lanzetta, Robert Liatto, Matthew Mamak, Fleur Martino, Karen Mazza, George Mihaltses, Eileen Miller, Stephan Pivawer, Ann Puckett, Megan Rha, Benjamin Turner

Members Absent

Dawn Anatra, Lina Bind, Jessica Burke, Carmen Collado, Victor Dadras, Mario Ferazzoli, Christopher Fuentes-Padilla, Albert Galatan, Michael Golia, Rosemarie Guidice, George Hadjiconstantinou, Mohan Jethwani, Travis Kessel, Douglas Montgomery, Akshar Patel, Wendy Pelle-Ber, Gunjan Rastogi, Seihee Ryu, Christina Scherer, Jyothi Sriram, David White, Sam Wong

ACCEPTANCE OF MINUTES

A motion was made to accept the minutes of the June meeting by Ms. Mazza. The motion was seconded by Mr. Euler. There were no corrections or additions. A roll call vote was taken resulting in 24 in favor, 1 present. The minutes were approved as written.

(In-Favor - Adriana Aviles, Michael Budabin, Susan Cerezo, Sharon Chin, Paul DiBenedetto, Henry Euler, C. Omarr Evans, Michelle Fields, Elias Fillas, Jack Fried, Joan Garippa, Roy Giusetti, Tim Hao, Laura James, Jena Lanzetta, Robert Liatto, Matthew Mamak, Fleur Martino, Karen Mazza, George Mihaltses, Eileen Miller, Ann Puckett, Megan Rha, Benjamin Turner – *Present –* Stephen Pivawer.

CHAIRPERSON'S REPORT

The Public Relations Committee will reach out to local civic associations to help engage the community with events in the district. Lourdes December and Ralph Ruiz have resigned from the Board. The Bellcourt Civic Association will be conducting a tour on Saturday, September 9th, to review the different species of trees in the neighborhood. The Bayside BID is finalizing plans to improve the park near the Bayside Long Island Railroad station. Cardozo HS had their ribbon cutting ceremony for the newly constructed addition. Mr. DiBenedetto and Mr. Marziliano met with the Commanding Officer of the 111th Precinct to discuss involving the CB and the police in community engagement. Mr. DiBenedetto and Mr. Marziliano also met with representatives from

the Long Island Railroad to discuss a sinkhole at 215th Street. September 6th is the 111th Community Police Council meeting at the 111th Precinct.

Mr. Jethwani recently had surgery and is recovering at home.

BOARD MEMBER NEW BUSINESS

Mr. Mihaltses stated that the Land Use Application for the demapping of a portion of 43rd Avenue was denied by City Council. The Board voted against this proposed application. Council Member Paladino was also opposed to the application.

Ms. Martino spoke regarding the weekly Board Member spotlight and an event in November that will be held at the Pembroke Community Garden.

Mr. Euler gave an update regarding open Board of Standards and Appeals cases.

PUBLIC HEARINGS

North Bayside Zoning Committee – BSA Cal. No. 926-86 BZ – 217-07 Northern Blvd. – An application to extend the terms of use of a previously granted variance allowing an auto repair shop within a residential zone. Jena Lanzetta, Committee Chair, reviewed the committee report. She stated that the Committee approved the application with the following conditions: sidewalks around the property need repair, the dumpster in the rear of the property to be enclosed, and an area of asphalt in the parking lot needs repair. It was noted that bushes and shrubbery are in need of pruning. The applicant's representative, Ms. Anagnostou, stated that the owner has hired a contractor to make the suggested repairs and prune the greenery. She showed a brief presentation. The original application was approved in 1961. This variance expired in 2020. There will be slight changes to the sign and façade. A question and answer period followed. There were no questions. A motion was made to approve the application with the conditions stated in the committee report. The motion was seconded by Eileen Miller. Discussion ensued. Mr. Mihaltses asked what the requested term was? Ms. Anagnostou said they are requesting a 20-year term starting November 4, 2020. It was then asked if the prior term was 20-years. Mr. Euler said that he thought the Board approved this variance less than 20 years ago. Ms. Anagnostou said that the last approval was 2011, making the last grant for a 10-year term. She asked for a 20-year term. Mr. DiBenedetto said the Board is voting on the approval of the variance and the Board of Standards and Appeals will make the final decision on the term. A roll call vote was taken resulting in 20 in favor and 5 opposed. The motion carried. [Upon later review, the application stated that extension was for a 10-year term. However, the Board's motion was to recommend approval of the variance with a 20 year term]

(In-favor - Adriana Aviles, Michael Budabin, Susan Cerezo, Sharon Chin, Paul DiBenedetto, C. Omarr Evans, Michelle Fields, Elias Fillas, Jack Fried, Joan Garippa, Tim Hao, Jena Lanzetta, Robert Liatto, Matthew Mamak, Karen Mazza, Eileen Miller, Stephan Pivawer, Ann Puckett, Megan Rha, Benjamin Turner – Opposed – Henry Euler, Roy Giusetti, Laura James, Fleur Martino, George Mihaltses)

North Bayside Zoning Committee – BSA Cal. No. 724-56 BZ – 42-42 Francis Lewis Blvd. – An application to extend the terms of use of a previously granted variance allowing an auto repair shop within a residential zone. Jena Lanzetta, Committee Chair, reviewed the committee report. She stated that the Committee approved the application with all the conditions from the previous granted variance. The Committee questioned cars parked on the sidewalk. The applicant's representative, William Gati, gave a brief presentation. There was discussion regarding an outdoor lift that was removed. The Committee approved the application with the following conditions:

that the outdoor life be removed, no parking on the sidewalk and all previously granted conditions be included. There was a question and answer period followed. This is a 10-year term. It was asked if stanchions could be installed. A motion was made to approve the application with conditions discussed on the committee report by Mr. Budabin. The motion was seconded by Mr. Liatto. Discussion ensued. The Dept. of Transportation would have to approve the stanchions. A roll call vote was taken resulting unanimously in favor (25 voting members). The motion carried.

(In-favor - Adriana Aviles, Michael Budabin, Susan Cerezo, Sharon Chin, Paul DiBenedetto, Henry Euler, C. Omarr Evans, Michelle Fields, Elias Fillas, Jack Fried, Joan Garippa, Roy Giusetti, Tim Hao, Laura James, Jena Lanzetta, Robert Liatto, Matthew Mamak, Fleur Martino, Karen Mazza, George Mihaltzes, Eileen Miller, Stephan Pivawer, Ann Puckett, Megan Rha, Benjamin Turner)

Zoom for disabled and caretaker Board Members – A motion was made for the Chair to determine when a Board Member can attend a meeting on Zoom due to being disabled or having a caretaker position at home. The motion was seconded by Mr. Liatto. A question and answer period followed. The member will have to give 30-day advanced notice to the Chair in writing. The Chair will approve the request. The member will be allowed to vote but will not count towards a quorum. There still must be 51% present in person to have a quorum. Mr. Marziliano has been in touch with the legal Department at Borough Hall. A lengthy discussion ensued. Mr. Mihaltzes said he would forward the Disability Act to Mr. Marziliano that references this topic. There will be a laptop brought to each meeting and a microphone will be next to the laptop. It was discussed that more information is needed regarding the legality of this request, 30-day or 72-hour notice and to what circumstances allows for Zoom. This approval will be made by the Board Chair. The motion was tabled until further follow-up is received.

The meeting adjourned at 9:05 PM.